

CITY OF TIGARD, OREGON

RESOLUTION NO. 02-~~37~~38

A RESOLUTION OF THE CITY COUNCIL ADOPTING A NEW FEE SCHEDULE FOR LAND USE PLANNING APPLICATIONS TO REFLECT 100 PERCENT OF PROJECT COSTS, AMENDING RESOLUTION NO. 02-06, AND SETTING AN EFFECTIVE DATE OF JULY 1, 2002.

WHEREAS, the City of Tigard has adopted planning ordinances pursuant to Chapters 227 and 92 of the Oregon Revised Statutes; and

WHEREAS, the adopted planning ordinances require that for the purpose of defraying the expenses arising from or incident to the investigation, evaluation and processing of land use applications that fees and charges be prescribed; and

WHEREAS, Section 3.32 of the Tigard Municipal Code grants the City Council the authority to set rates for fees and charges by resolution; and

WHEREAS, the Tigard City Council reviewed a cost analysis of land use related applications on April 16, 2002; and

WHEREAS, the Tigard City Council desires to set rates to capture 100 percent of the project costs related to the processing of land use applications to reduce the burden on the general fund; and

WHEREAS, the Tigard City Council desires to adjust the rate for land use applications each year based on the Consumer Price Index to keep fees and charges current; and

WHEREAS, the City Council approved Resolution No. 02-06 that adopted a master fees and charges schedule,

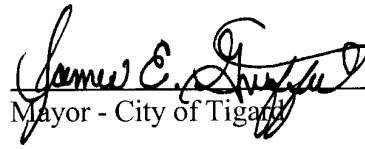
NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that: Resolution No. 02-06 and its accompanying master fees and charges schedule be amended per the attached "Exhibit A".

SECTION 1: This resolution is effective on and after the first day of July 1, 2002.

SECTION 2: All fees and charges listed in "Exhibit A" will automatically be revised July 1 of each ensuing year according to the Construction Cost Index for the City of Seattle as published in the June issue of the Engineering News Record (ENR).

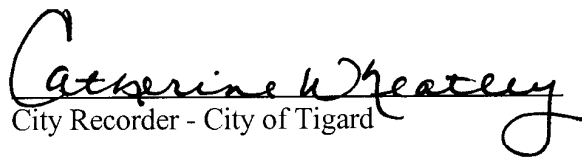
SECTION 3: The City Council determines that the fees and charges imposed by this resolution are not taxes subject to the property tax limitations of Article XI, Section 11 (b) of the Oregon Constitution.

PASSED: This 11th day of June 2002.



Mayor - City of Tigard

ATTEST:


City Recorder - City of Tigard

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Exhibit "A"

CITY OF TIGARD LAND USE APPLICATIONS FEE SCHEDULE

PROCEDURE	FEE
ACCESSORY RESIDENTIAL UNITS	\$100
ANNEXATION	\$1,780
APPEAL	
DIRECTOR'S DECISION (TYPE II) TO HEARINGS OFFICER	\$250
EXPEDITED REVIEW (DEPOSIT) ★	\$300
HEARINGS REFEREE	\$500
PLANNING COMMISSION/HEARINGS OFFICER TO CITY COUNCIL	\$1,790
APPROVAL EXTENSION	\$200
BLASTING PERMIT	\$145
CONDITIONAL USE PERMIT	
INITIAL	\$3,540
MAJOR MODIFICATION	\$3,540
MINOR MODIFICATION	\$435
DESIGN EVALUATION TEAM (DET) RECOMMENDATION (DEPOSIT)	\$1,000
DEVELOPMENT CODE PROVISION REVIEW	
SINGLE-FAMILY BUILDING PLAN	\$40
COMMERCIAL/INDUSTRIAL/INSTITUTION	\$250
EXPEDITED REVIEW	
LAND PARTITION	\$2,935
SUBDIVISION	\$3,690 + 80/Lot
SUBDIVISION WITH PLANNED DEVELOPMENT	Add \$4,720
HEARING POSTPONEMENT	\$225
HISTORIC OVERLAY/REVIEW DISTRICT	
HISTORIC OVERLAY DESIGNATION	\$3,045
REMOVAL OF HISTORIC OVERLAY DESIGNATION	\$3,045
EXTERIOR ALTERATION IN HISTORIC OVERLAY DISTRICT	\$465
NEW CONSTRUCTION IN HISTORIC OVERLAY DISTRICT	\$465
DEMOLITION IN HISTORIC OVERLAY DISTRICT	\$465
HOME OCCUPATION PERMIT (ORIGINAL PERMIT)	
TYPE I HOME OCCUPATION PERMIT	\$30
TYPE II HOME OCCUPATION PERMIT	\$215
INTERPRETATION OF THE COMMUNITY DEVELOPMENT CODE	\$460
LAND PARTITION	
RESIDENTIAL AND NON-RESIDENTIAL (3 LOTS)	\$2,435
RESIDENTIAL AND NON-RESIDENTIAL (2 LOTS)	\$1,935
EXPEDITED	\$2,935
LOT LINE ADJUSTMENT	\$310
MINOR MODIFICATION TO AN APPROVED PLAN	\$435
NON-CONFORMING USE CONFIRMATION	\$205
PLANNED DEVELOPMENT	
CONCEPTUAL PLAN REVIEW	\$4,715
DETAILED PLAN REVIEW	Applicable SDR Fee
PRE-APPLICATION CONFERENCE	\$200
SENSITIVE LANDS REVIEW	
WITH EXCESSIVE SLOPES/WITHIN DRAINAGE WAYS/WITHIN WETLANDS (TYPE II)	\$1,720
WITH EXCESSIVE SLOPES/WITHIN DRAINAGE WAYS/WITHIN WETLANDS (TYPE III)	\$1,860
WITHIN THE 100-YEAR FLOODPLAIN (TYPE III)	\$1,860
SIGN PERMIT	
EXISTING AND MODIFICATION TO AN EXISTING SIGN (NO SIZE DIFFERENTIAL)	\$30
TEMPORARY SIGN (PER SIGN)	\$15

SITE DEVELOPMENT REVIEW AND MAJOR MODIFICATION	
UNDER \$1,000,000	\$3,000
\$1 MILLION/OVER	\$4,045 + \$5/Each \$10,000 Over \$1 Million
MINOR MODIFICATION	\$435
SUBDIVISION	
PRELIMINARY PLAT WITHOUT PLANNED DEVELOPMENT	\$3,190 + 80/Lot
PRELIMINARY PLAT WITH PLANNED DEVELOPMENT	Add \$4,720
FINAL PLAT	\$500
TEMPORARY USE PERMIT	
DIRECTOR'S DECISION	\$205
SPECIAL EXEMPTION/NON-PROFIT ORGANIZATION	-0-
TREE REMOVAL	\$112
VACATION (STREETS AND PUBLIC ACCESS)	\$1,530 Deposit + Actual Costs
VARIANCE/ADJUSTMENT	
ADMINISTRATIVE VARIANCE	\$465
DEVELOPMENT ADJUSTMENT	\$205
SPECIAL ADJUSTMENTS	
- ADJUSTMENT TO A SUBDIVISION	\$205
- REDUCTION OF MINIMUM RESIDENTIAL DENSITY	\$205
- ACCESS/EGRESS STANDARDS ADJUSTMENT	\$465
- LANDSCAPING ADJUSTMENT (EXISTING/NEW STREET TREES)	\$205
PARKING ADJUSTMENTS	
- REDUCTION IN MINIMUM OR INCREASE IN MAXIMUM PARKING RATIO	\$465
- REDUCTION IN NEW OR EXISTING DEVELOPMENT/TRANSIT IMPROVEMENT	\$465
- REDUCTION IN BICYCLE PARKING	\$465
- ALTERNATIVE PARKING GARAGE LAYOUT	\$205
- REDUCTION IN STACKING LANE LENGTH	\$465
SIGN CODE ADJUSTMENT	\$465
STREET IMPROVEMENT ADJUSTMENT	\$465
TREE REMOVAL ADJUSTMENT	\$205
WIRELESS COMMUNICATION FACILITY ADJUSTMENTS	
- SETBACK FROM NEARBY RESIDENCE	\$465
- DISTANCE FROM ANOTHER TOWER	\$205
ZONING MAP/TEXT AMENDMENT	
LEGISLATIVE — COMPREHENSIVE PLAN	\$6,600
LEGISLATIVE — COMMUNITY DEVELOPMENT CODE	\$2,510
QUASI-JUDICIAL	\$2,290
ZONING ANALYSIS (DETAILED)	\$435
ZONING INQUIRY LETTER (SIMPLE)	\$50
JOINT APPLICATION PLANNING FEE	100% of Highest Planning Fee + 50% of All Additional Fees Related to the Proposal

EFFECTIVE DATE: _____

(Resolution No. _____ Repealing Resolution No. 98-58, Repealing Resolution No. 96-30, Repealing Resolution No. 91-01)

★ - Established by state statute

NOTE 1: WITHDRAWN APPLICATIONS: In cases of withdraw of an application, refund of fees may be applicable, less costs incurred, as determined by the Director. Generally, refunds of 80 percent will be made for applications received and withdrawn prior to sending out request for comments to agencies and notice of public hearing being sent. Fifty-percent refunds will be made where notice of public hearing has been sent but no staff report has begun. NO REFUNDS WILL BE PROVIDED FOR APPLICATIONS FOR WHICH A STAFF REPORT HAS BEGUN.

NOTE 2: PROPERTY OWNER NOTICE REQUIREMENTS: For all Type II, III and IV applications, applicants must submit two (2) sets of pre-stamped, pre-addressed envelopes for all property owners of record within 500 feet of the subject properties. The very most current records of the Washington County Department of Assessment and Taxation shall be the official records for determining ownership.

Exhibit "B"

CITY OF TIGARD LAND USE APPLICATION FEE SCHEDULE



PROCEDURE	FEE (Page 1 of 2)	
ACCESSORY RESIDENTIAL UNITS	\$ 100	
ANNEXATION	\$ 1,160	
APPEAL		
➤ Director's Decision (Type II) to Hearings Officer	\$ 250	
➤ Expedited Review (Deposit) **	\$ 300	
➤ Hearings Referee	\$ 500	
➤ Planning Commission/Hearing's Officer to City Council	\$1,745 + Transcript	
APPROVAL EXTENSION	\$ 150	
BLASTING PERMIT	\$ 145	
CONDITIONAL USE (CUP)		
➤ Initial	\$ 1,615	
➤ Major Modification	\$ 1,615	
➤ Minor Modification	\$ 100	
DESIGN EVALUATION TEAM (DET) RECOMMENDATION (Deposit)	\$ 1,000	
DEVELOPMENT CODE PROVISION REVIEW		
➤ Single-Family Building Plan	\$ 40	
➤ Commercial/Industrial/Institution	\$ 250	
EXPEDITED REVIEW		
➤ Land Partition	\$ 1,280	
➤ Subdivision	\$ 2,625 + \$10/Lot	
➤ Subdivision with Planned Development	(Add 20 % PD Fee)	
HEARING POSTPONEMENT	\$ 115	
HISTORIC OVERLAY/REVIEW DISTRICT (HD)		
➤ Historic Overlay Designation	\$ 2,190	
➤ Removal Historic Overlay Designation	\$ 2,190	
➤ Exterior Alteration in Historic Overlay District	\$ 545	
➤ New Construction in Historic Overlay District	\$ 545	
➤ Demolition in Historic Overlay District	\$ 545	
HOME OCCUPATION PERMIT (HOP)	Type I	Type II
➤ Original Permits	\$ 30	\$ 545
INTERPRETATION OF THE COMMUNITY DEVELOPMENT CODE	\$ 340	
LAND PARTITION (MLP)		
➤ Residential and Non-Residential	\$ 780	
➤ Expedited	\$ 1,280	
LOT LINE ADJUSTMENT (MIS)	\$ 100	
MINOR MODIFICATION TO APPROVED PLAN	\$ 100	
NON-CONFORMING USE CONFIRMATION	\$ 100	
PLANNED DEVELOPMENT (PD)		
➤ Conceptual Plan Review	\$ 2,170	
➤ Detailed Plan Review	(Applicable SDR Fee)	
PRE-APPLICATION CONFERENCE	\$ 240	
SENSITIVE LANDS REVIEW (SLR)	Type II	Type III
➤ Within the 100-Year Flood Plain		\$ 1,240
➤ With Excessive Slopes	\$ 745	\$ 1,240
➤ Within Drainage Ways	\$ 745	\$ 1,240
➤ Within Wetlands	\$ 745	\$ 1,240
SIGN PERMIT (SGN)		
➤ Existing and Modification of Existing Sign	(No Size Differential)	\$ 50
➤ Temporary Sign	(Per Sign)	\$ 15

PROCEDURE	FEE (Page 2 of 2)
SITE DEVELOPMENT REVIEW (SDR) AND MAJOR MODIFICATION	
➤ Under \$100,000	\$ 800
➤ \$100,000-999,999	\$ 1,600
➤ \$1 Million/Over	\$ 1,780 + \$5/\$10,000
➤ Minor Modification	\$ 100
SUBDIVISION (SUB)	
➤ Preliminary Plat <u>without</u> Planned Development	\$ 2,125 + \$ 10/lot
➤ Preliminary Plat <u>with</u> Planned Development	(Add 20 % PD Fee)
➤ Final Plat	\$ 295
TEMPORARY USE (TUP)	
➤ Director's Decision	\$ 100
➤ Special Exemption/Non-Profit	- 0 -
TREE REMOVAL	\$ 160
VACATION	
➤ Streets and Public Access	\$ 1,530 Deposit + Actual Costs
VARIANCE/ADJUSTMENT (VAR)	
➤ Administrative Variance	\$ 545
➤ Development Adjustment	\$ 100
➤ Special Adjustments	
♦ Adjustment to a Subdivision	\$ 100
♦ Reduction of Minimum Residential Density	\$ 100
♦ Access/Egress Standards Adjustment	\$ 545
♦ Landscaping Adjustments	
- Existing/New Street Trees	\$ 100
♦ Parking Adjustments	
- Reduction in Minimum Parking Ratio	\$ 545
- Reduction in New Development/Transit Improvement	\$ 545
- Reduction in Existing Development/Transit Improvement	\$ 545
- Increase in Maximum Parking Ratio	\$ 545
- Reduction in Bicycle Parking	\$ 545
- Alternative Parking Garage Layout	\$ 100
- Reduction in Stacking Lane Length	\$ 545
♦ Sign Code Adjustment	\$ 545
♦ Tree Removal Adjustment	\$ 100
♦ Wireless Communication Facility Adjustments	
- Setback from Nearby Residence	\$ 545
- Distance from Another Tower	\$ 100
♦ Street Improvement Adjustment	\$ 545
WATER RESOURCES OVERLAY (WR)	
➤ Type I	\$ 150
➤ Type II	\$ 745
➤ Type III	\$ 1,240
ZONING MAP/TEXT AMENDMENT (CPA/ZOA/ZON)	
➤ Legislative - Comprehensive Plan (CPA)	\$ 4,015
➤ Legislative - Development Code (ZOA)	\$ 1,415
➤ Quasi-Judicial (ZON)	\$ 1,505
ZONING ANALYSIS (Detailed)	\$ 150
ZONING INQUIRY LETTER (Simple)	\$ 50
JOINT APPLICATION PLANNING FEE	100% of Highest Planning Fee + 20% of all Additional Fees Related to the Proposal.

EFFECTIVE DATE: 11/26/98

(Resolution No. 98-58, Repealing Resolution No. 96-30, Repealing Resolution No. 91-01)

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